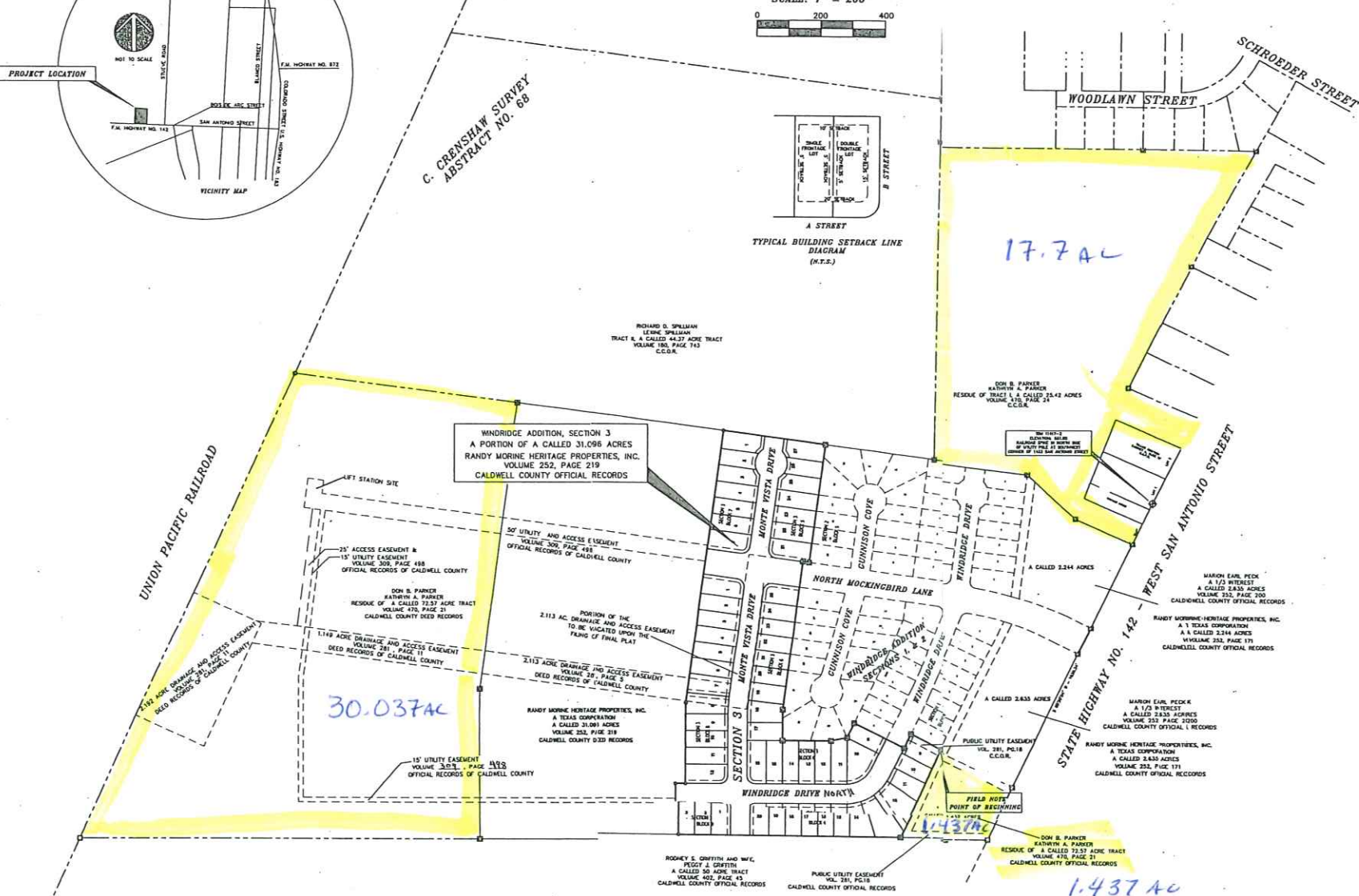


LEGEND
 ■ = FOUND 1/2" DIAMETER REBAR IN CONCRETE UNLESS NOTED.
 * = SET 1/2" DIAMETER REBAR IN CONCRETE UNLESS NOTED.

BENCHMARK: TBM 11417-2
 RAILROAD SPIKE IN NORTH SIDE OF UTILITY POLE AT SOUTHWEST CORNER OF 1423 SAN ANTONIO STREET ELEVATION: 551.80

SCALE: 1" = 200'



WINDRIDGE ADDITION SECTION 3 METES AND BOUNDS DESCRIPTION

BEING A 11.958 ACRE TRACT OF LAND OUT OF THE C. CRENSHAW SURVEY, ABSTRACT No. 68 IN CALDWELL COUNTY, TEXAS, SAME ALSO BEING A PORTION OF THAT CERTAIN CALLED 31.096 ACRE TRACT DESCRIBED BY DEED TO RANDY MORINE HERITAGE PROPERTIES, INC. RECORDED IN VOLUME 252, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF CALDWELL COUNTY, TEXAS, SAID 11.958 TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found on the southerly line of said 31.096 acre tract of the southwestern corner of Lot B, Block 4 of Windridge Addition Sections 1 & 2, a subdivision of record in Cabinet "A", Slide 191 of the Plat Records of Caldwell County, Texas, same being the most northerly common corner of the Remainder of Tract II, a called 72.27 acre tract, described by deed to Don B. Parker and Kathryn A. Parker recorded in Vol. 470, Pg. 21 of the Dead Records of Caldwell County, Texas and Tract 1-A, a called 2.635 acre tract described by deed to Randy Morine Heritage Properties, Inc. recorded in Vol. 252, Pg. 171 of the Official Public Records of Real Property of Caldwell County, Texas, for the most southerly southeast corner hereof;

THENCE along the common line of said 31.096 acre tract and the Parker Remainder Tract, S 85°20'04" W, 311.88 feet to a 1/2-inch iron rod with plastic cap stamped "McAngus Survey" set in concrete replacing a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found by construction on the easterly line of a called 50 acre tract described by deed to Rodney S. Griffith and wife, Peggy J. Griffith, recorded in Vol. 402, Pg. 45 of the Dead Records of Caldwell County, Texas, same being the most westerly common corner of said 31.096 acre tract and the Parker Remainder Tract, for the southerly corner hereof;

THENCE along the common line of said 31.096 acre tract and said Griffith 50 acre tract, N 30°51'50" W, 884.63 feet to a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found for the northwesterly corner hereof;

THENCE leaving said common line and easterly through the interior of said 31.096 acre tract the following four (4) courses:

1. N 59°08'10" E, 171.59 feet to a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found for an angle point in the northerly line hereof;
2. S 30°51'50" E, 29.87 feet to a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found for an angle point in the northerly line hereof;
3. N 59°09'58" E, 247.76 feet to a 1/2-inch iron rod with plastic cap stamped "McAngus Survey" in concrete set for an angle point in the northerly line hereof;
4. N 66°31'12" E, 846.55 feet to a 1/2-inch iron rod with plastic cap stamped "McAngus Survey" in concrete set on the common line of said 31.096 acre tract and that certain Tract II, a called 44.37 acre tract described by deed to Richard D. Spillman and Leanne Spillman recorded in Vol. 180, Pg. 743 of the Dead Records of Caldwell County, Texas, for the northwesterly corner hereof;

THENCE along the common line of said 31.096 acre tract and said Spillman 44.37 acre tract, S 23°28'48" E, 320.00 feet to a 1/2-inch iron rod with plastic cap stamped "McAngus Survey" set in concrete replacing a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found disturbed by fence construction at the northwesterly corner of the aforementioned Windridge Addition Sections 1 & 2, for the southerly corner hereof;

THENCE westerly and southerly through the interior of said 31.096 acre tract and along the northerly and westerly line of said Windridge Addition Sections 1 & 2, the following ten (10) courses:

1. S 66°31'12" W, 365.00 feet to a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found on the easterly right of way line of North Mockingbird Lane (60' ROW) for an angle point in the southerly line hereof;
2. along said easterly right of way line, N 23°28'48" W, 20.00 feet to a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found at the northerly terminus of said North Mockingbird Lane for an angle point in the southerly line hereof;
3. along said northerly terminus, S 66°31'12" W, at 80.00 feet passing a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found on the westerly right of way line of said North Mockingbird Lane, and in all 462.19 feet to a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found for an angle point in the southerly line hereof;
4. S 59°08'10" W, 94.85 feet to a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found for an angle point in the southerly line hereof;
5. S 30°51'50" E, 150.00 feet to a 1/2-inch iron rod with plastic cap stamped "McAngus Survey" in concrete set for an angle point in the easterly line hereof;
6. S 42°21'25" E, 50.47 feet to a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found for an angle point in the easterly line hereof;
7. N 85°20'04" E, 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found for an angle point in the easterly line hereof;
8. S 04°39'56" E, at 110.00 feet passing a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found on the northerly right of way line of the westerly terminus of Windridge Drive, (60' ROW), and in all 170.00 feet to a 1/2-inch iron rod with plastic cap stamped "Wallace Group" in concrete found on the southerly right of way line of said westerly terminus for an angle point in the easterly line hereof;
9. along said southerly right of way line, N 85°20'04" E, 47.57 feet to a 1/2-inch iron rod with plastic cap stamped "McAngus Survey" in concrete set for an angle point in the easterly line hereof;
10. S 04°39'56" E, 108.39 feet to the POINT OF BEGINNING for the end of this description which contains 11.958 acres of land, more or less.

THE STATE OF TEXAS, COUNTY OF CALDWELL:

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED AND DESIGNATED AS WINDRIDGE ADDITION, SECTION 3 OF THE CITY OF LOCKHART, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, THE STREETS AND ALLEYS SHOWN HEREON, AND FURTHER RESERVES TO THE PUBLIC ALL EASEMENTS FOR THE MUTUAL USE OF ALL PUBLIC UTILITIES DESIRING TO USE THE SAME; THAT ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR ANY PART OF ANY GROWTH OR CONSTRUCTION FOR MAINTENANCE OR EFFICIENT USE OF ITS RESPECTIVE SYSTEM IN SUCH EASEMENTS, AND FURTHER SHALL HAVE FULL AND UNINTERRUPTED ACCESS ALONG SUCH EASEMENTS.

[Signature]
 RANDY MORINE/HERITAGE PROPERTIES, INC.
 RANDY MORINE, PRESIDENT
 1717 WEST SIXTH ST., SUITE 470
 AUSTIN, TEXAS 78703
 (512) 708-9330

DATE: 1/23/03

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, RANDY MORINE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF January 2003.
 10-18-05
 COMMISSION EXPIRES

[Signature]
 TARI ANN REISCHL
 NOTARY PUBLIC
 State of Texas
 Comm. Exp. 10-18-2005

DEED OF TRUST HOLDER ACKNOWLEDGEMENT

THE DEED OF TRUST HOLDER SIGNED BELOW HEREBY ACKNOWLEDGES THAT THEY HAVE REVIEWED THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION AND ARE FAMILIAR WITH THE EFFECT OF THAT SUBDIVISION UPON PROPERTY ON WHICH THEY HOLD A DEED OF TRUST. THOSE SIGNING BELOW HEREBY CONCUR IN AND JOIN IN THE DEDICATION OF THE SUBDIVISION OF THE PROPERTY DESCRIBED IN THE ABOVE DEDICATION.

NAME OF DEED OF TRUST HOLDER:
 FIRST LOCKHART NATIONAL BANK
 P. O. BOX 600
 LOCKHART, TEXAS 78644

BY: *[Signature]*
 KENNETH SNEYD, VICE PRESIDENT

PROPERTY UPON WHICH A DEED OF TRUST IS HELD:
 11.958 ACRE TRACT OF LAND LOCATED IN THE C. CRENSHAW SURVEY, ABSTRACT NO. 68, CALDWELL COUNTY TEXAS AND BEING A PART OF A 31.096 ACRE TRACT OF LAND DESCRIBED A DEED TO RANDY MORINE HERITAGE PROPERTIES, INC., A TEXAS CORPORATION OF RECORD IN VOLUME 252, PAGE 219 OF THE OFFICIAL RECORDS OF CALDWELL COUNTY, TEXAS.

THE STATE OF TEXAS, COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, KENNETH SNEYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF January 2003.
 10-18-05
 COMMISSION EXPIRES

[Signature]
 TARI ANN REISCHL
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATION OF COUNTY CLERK

STATE OF TEXAS, COUNTY OF CALDWELL:

I, NINA S. SELLS, COUNTY CLERK IN AND FOR CALDWELL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 23rd DAY OF January 2003, AT 2:50 PM, AND DULY RECORDED ON THE 23rd DAY OF January 2003 IN THE PLAT RECORDS OF CALDWELL COUNTY, TEXAS, IN PLAT CABINET B SLIDE 16.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN LOCKHART, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

[Signature]
 NINA S. SELLS
 COUNTY CLERK

BY: *[Signature]*
 DEPUTY

CITY APPROVAL

I, *[Signature]* CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LOCKHART, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE CITY OF LOCKHART, TEXAS, ON THIS THE 23rd DAY OF January 2003.

[Signature]
 CHAIRMAN

FLOOD PLAN NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480095-0001C, WHICH HAS A N EFFECTIVE DATE OF 1-17-81 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I, A. WAYNE KESSLER, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THE DESIGN ASPECTS OF THIS SUBDIVISION.

IN WITNESS THEREOF, MY HAND, THIS 23rd DAY OF January 2003.

[Signature]
 A. WAYNE KESSLER
 REGISTERED PROFESSIONAL ENGINEER
 3107-B WASSER OAKS
 GEORGETOWN, TX 78628
 (512) 818-4889

I, STEVEN R. MCANGUS, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

[Signature]
 STEVEN R. MCANGUS, R.P.E.S. # 3680
 MCANGUS SURVEYING COMPANY, INC.
 1101 SOUTH CAPITAL OF TEXAS HIGHWAY
 BUILDING H, SUITE 100
 AUSTIN, TEXAS 78746

DATE: 1/21/03

FINAL PLAT
WINDRIDGE ADDITION, SECTION 3
TO THE CITY OF LOCKHART, CALDWELL COUNTY, TEXAS

PAGE 1 OF 2